

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

MAY 10, 2016

Vermont Corridor Resolution Pursuant to Government Code Section 25549

On February 10, 2015, the Los Angeles County (County) Board of Supervisors (Board) authorized the Executive Director of the Community Development Commission (CDC), in consultation with the Chief Executive Office (CEO), to prepare a Request for Proposals (RFP) for the design and construction of a proposed new Department of Mental Health (DMH) headquarters facility on County-owned property located at 510, 526 and 532 South Vermont Avenue in the City of Los Angeles. Additionally, the RFP includes the proposed future development of County-owned properties located at 550 and 433 South Vermont and 3175 West 6th Street, collectively known as the proposed Vermont Corridor project. The objective of the proposed Vermont Corridor project is to eliminate the blighting conditions of the existing County facilities and would require the relocation of the Departments of Parks and Recreation and Community and Senior Services.

On August 18, 2015, the Board approved the Board letter which authorized the Executive Director of CDC to release the RFP for the proposed development of the proposed Vermont Corridor project. The Board also authorized the Executive Director, in consultation with the CEO and County Counsel, to enter into exclusive negotiations with the highest ranked proposer, on behalf of the County, for the proposed development of the proposed new DMH headquarters facility and for the proposed future development of the County-owned properties at 550 and 433 South Vermont Avenue and 3175 West 6th Street.

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On January 12, 2016, CDC received proposals in response to the Vermont Corridor RFP. In order to move forward with the Vermont Corridor project, a Resolution will need to be adopted pursuant to Government Code section 25549.1 et seq. for the Board to set a date, not less than 60 days following adoption of the proposed Resolution, to receive the proposals submitted for the project. In accordance with the August 18, 2015 Board letter authorizing the issuance of the RFP, the Board will receive the submitted proposals on July 12, 2016 at its regularly scheduled Board meeting. The CDC will then subsequently return with a recommended proposer and approval of a negotiated predevelopment agreement along with recommendations for appropriate findings under the California Environmental Quality Act.

I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:

Consider and adopt the attached Resolution pursuant to Government Code Section 25549.1 et seq. for the development of a proposed new Department of Mental Health headquarters facility located at 510, 526 and 532 South Vermont Avenue and the future proposed development and joint occupancy of County-owned property located at 550 and 433 South Vermont Avenue and 3175 West 6th Street in the City of Los Angeles. The Board of Supervisors further declares its intention to receive all submitted proposals that were timely and responsive to the Vermont Corridor RFP on July 12, 2016, at its regularly scheduled meeting.

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(DR)

**RESOLUTION FOR THE PROPOSED FUTURE DEVELOPMENT OF A NEW DEPARTMENT OF
MENTAL HEALTH HEADQUARTERS AND COUNTY-OWNED PROPERTIES
FOR THE VERMONT CORRIDOR PROJECT
LOS ANGELES, CALIFORNIA**

WHEREAS, the County of Los Angeles ("County") needs a new Department of Mental Health headquarters facility and has identified for consideration existing County-owned properties located at 510, 526, and 532 South Vermont Avenue in the City of Los Angeles; and possible ground leases of County-owned properties located at 550 and 433 South Vermont Avenue and 3175 West 6th Street in the City of Los Angeles (collectively, the proposed "Project") for private development and joint occupancy.

WHEREAS, the Board of Supervisors ("Board") of the County is legally authorized to conduct proceedings, pursuant to Government Code § 25549.1 et seq, to adopt a resolution declaring its intention to consider all plans or proposals from private persons, firms, or corporations (each a "Proposer;" collectively "Proposers") concerning designated County-owned real property in the Vermont Corridor Development Plan for a proposed Project, and to thereafter select the submitted plan or proposal which best meets the needs of the County, complete and consider necessary environmental analysis and any required findings under the California Environmental Quality Act ("CEQA") and enter into leases and/or agreements, which incorporate the plan or proposal either as submitted or as revised by the Board, with the Proposer of such plan or proposal upon such terms and conditions as the parties thereto may agree, pursuant to such leasing arrangement, to construct, or propose for construction of, a proposed Project to be jointly occupied and used by the selected Proposer and the County on such County-owned real property, and to take other related actions, all as hereinafter provided;

WHEREAS, the proposed Project would include onsite and offsite facilities, utilities, and improvements, including permanent improvements of the grounds of the proposed Project as agreed upon by the County and the successful proposer, are appropriate for the proper operation or function of the proposed Project which would be occupied jointly by the County and the selected Proposer pursuant to Government Code § 25549.1 et seq.; and

WHEREAS, the Board hereby declares its intention to receive and to consider all Proposers' submitted plans or proposals that were timely and responsive, to construct, or to provide for construction, on the County-owned sites the proposed Project which would be jointly occupied and used by the selected Proposer and the County, as hereinafter provided, and to take other related actions described in this Resolution.

WHEREAS, the Board has found that the public interest and welfare will be served by the solicitation of proposals for the proposed Project; and

NOW THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Los Angeles, as follows:

1. The Board hereby finds and determines that all of the foregoing recitals are true, and that this Resolution is in compliance with all applicable laws, including further, but not limited to, Government Code §§ 25549.7 and 25549.8, with respect to the Board's adoption of this Resolution. The County, including the Board, is authorized to take any and all actions that a county may take pursuant to Government Code § 25549.1 et seq.
2. Pursuant to a Request for Proposals (RFP), the County will consider the proposals submitted for the proposed development of proposed new Department of Mental Health headquarters facility on existing County-owned properties located at 510, 526, and 532 South Vermont Avenue in the City of Los Angeles.
3. The County will also consider the proposals submitted for the possible future development and joint occupancy of County-owned properties located at 550 and 433 South Vermont Avenue and 3175 West 6th Street in the City of Los Angeles. Proposers were asked to analyze the market and various potential development opportunities, and to propose development of the aforementioned County-owned properties with the highest economic benefit to the County. It is anticipated that market-rate residential with street level retail will be developed on these sites.
4. On August 18, 2015, the Board authorized the release of a Request for Proposals ("RFP") for the proposed development of the Buildings pursuant to the Vermont Corridor Development Plan and subsequently received proposals in response to the RFP.
5. On July 12, 2016, at 9:30 a.m., during the Board's regularly scheduled meeting, the Board will meet and receive all plans or proposals submitted for the proposed joint occupancy of the sites identified in the Resolution.
6. After considering all Proposers' submitted plans or proposals, the Board shall have the legal authority, pursuant to California Government Code § 25549.11, to select the submitted plan or proposal which best meets the needs of the County, and, subject to prior completion and consideration of necessary environmental analysis and any required findings under CEQA, to enter into leases and/or agreements, which incorporate that plan or proposal either as submitted or as revised by the Board, with the selected Proposer. As provided by Government Code § 25549.5, such leasing or other contractual arrangement, if entered into by the Board, requires the selected Proposer to construct, or provide for construction of, the proposed Project to be jointly occupied and used by the selected Proposer and the County during the term of the leases or other agreements; as provided by Government Code § 25549.6, such leases or agreements shall be upon such terms and conditions as the parties thereto may agree and may be entered into as provided in Government Code § 25549.1 et seq.
7. The Clerk to the Board is hereby directed to publish notice of the Board's adoption of this Resolution by publishing this adopted Resolution once a week for three

(3) weeks in a newspaper of general circulation in Los Angeles County as provided in Government Code § 25549.9.

8. This Resolution has been adopted at a regular, open meeting of the Board. This Resolution shall take effect immediately upon its adoption by the Board.

9. The County reserves the unqualified right, in its sole and absolute discretion at any time: (1) to amend or withdraw the RFP or to withdraw at any time from this process with no recourse for any proposer; (2) to choose or reject any or all proposals received in response to the RFP in its sole and subjective discretion; (3) to conduct further due diligence with one or more proposers or any third party; (4) to modify County's objectives or the scope of the proposed Project; (5) to issue subsequent RFPs for the same property, or variations or components thereof; (6) to disqualify any developer on the basis of any real or perceived conflict of interest that is disclosed or revealed by responses submitted or by any data available to County; (7) to proceed with that modified proposal, if any, which in its judgment will, under the circumstances, best serve County's objectives; (8) to waive minor deficiencies, informalities and/or irregularities in the proposals or compliance by proposers with requirements for submission of proposals; and/or (9) to determine not to proceed with any Project, either on the basis of an evaluation of the factors listed in the RFP, including the County's full exercise of its governmental powers in its review of and/ determinations concerning any required entitlements, and the full exercise of its discretion with respect to its compliance with CEQA prior to its consideration of approval of the Project, or for another reason, or for no reason, including but not limited to the convenience of the County. Notwithstanding a recommendation of a department, agency, individual, or other, the Board retains the right to exercise its judgment concerning the selection of a proposal and the terms of any resultant agreement, and to determine which proposal best serves the interests of the County. The Board is the ultimate decision-making body that makes the final determination necessary to arrive at a decision to award, or not award, a lease or other agreement.

The foregoing resolution was, on the 10th day of May, 2016, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts.



LORI GLASGOW
Executive Officer-Clerk of the
Board of Supervisors of the
County of Los Angeles

By Carla Little
Deputy

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By Behnaz Tashakorian
BEHNAZ TASHAKORIAN
Senior Deputy County Counsel